

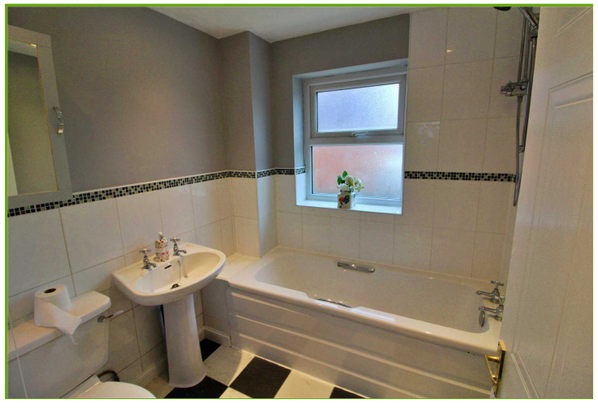














Silkstone Court, Leeds, West Yorkshire, LS15

Asking Price: £285,000

Tenure: Freehold

YOUR MOVE
James Barrett

your-move.co.uk

The Property Ombudsman

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Council Tax Band: C
EPC Rating: D
Local Authority: Leeds City Council

Other important information which you will need to know about this property can be found at your-move.co.uk

An attractive, link detached property in a wonderful location being within just a short stroll of the centre of Cross Gates and all it's amenities including a railway station. The property offers gas central heating system,. double glazing, THREE bedrooms, a conservatory, garden and garage. It is also being sold with no onward chain and we strongly recommend a viewing.

Agents Note
As part of agreeing a sale, we are required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a non-refundable fee of £60 inc VAT per buyer is payable once your offer is accepted. We are unable to progress a transaction until this process has been completed.

Entrance Hall
Radiator, front entrance door

Cloakroom/wc
Wash basin and wc.

Living Room
12'4" (3.75) to stairs x 16'6" (5.04) into bay
Staircase to the first floor with cupboard beneath, radiator, double glazed bay window to the front

Kitchen Dining Room
15'1" x 8'8" (4.6m x 2.64m)
Range of fitted units, integrated oven and hob, washer plumbing. Radiator, door into the conservatory.

Conservatory
12' x 7'3" (3.66m x 2.2m)
Double glazed windows and French doors leading to the rear garden

Landing

Bedroom 1
8'7" x 11'9" (2.62m x 3.58m)
Fitted wardrobes and cupboards, recessed double wardrobe, radiator, double glazed window to the front.

Bedroom 2
8'6" x 9'11" (2.6m x 3.02m)
Radiator, double glazed window to the rear.

Bedroom 3
6'4" x 8'10" (1.93m x 2.7m)
Double glazed window to the front. Radiator.

Garden
Driveway and open plan garden to the front. Enclosed rear garden with patio, lawn and borders.

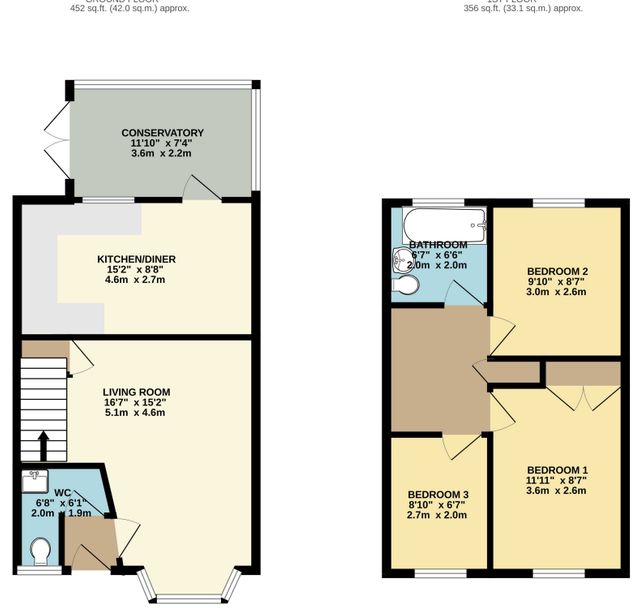
Garage
Attached garage with personal door to the rear.

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All measurements are approximate and have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause: measurements are approximate. Not to Scale. For

For full EPC please contact the branch.



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We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.